

# **LEGEND**

OVERALL PARK PROPERTY CORNER LOT CORNER SECTION CORNER MONUMENT (NTS) CALCULATED POINT (NOT SET) PROPERTY LINE

\_\_\_ \_\_ \_\_ P.U.E

EXISTING PUBLIC ACCESS EASEMENT AND CITY UTILITY EASEMENT

EXISTING 20' SD EASEMENT (HOA)

EXISTING 15' UTILITY EASEMENT (CITY)

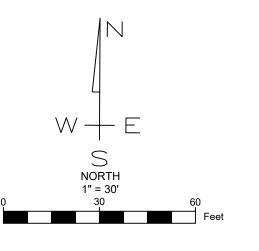
# LINE TABLE

LINE	LENGTH	DIRECTIO		
L1	234.52'	N89°24'26"		
L2	36.03'	N0°00'00"		
L3	20.00'	N90°00'00'		
L4	36.03'	S0°00'00"		
L5	9.49'	N0°00'00"		

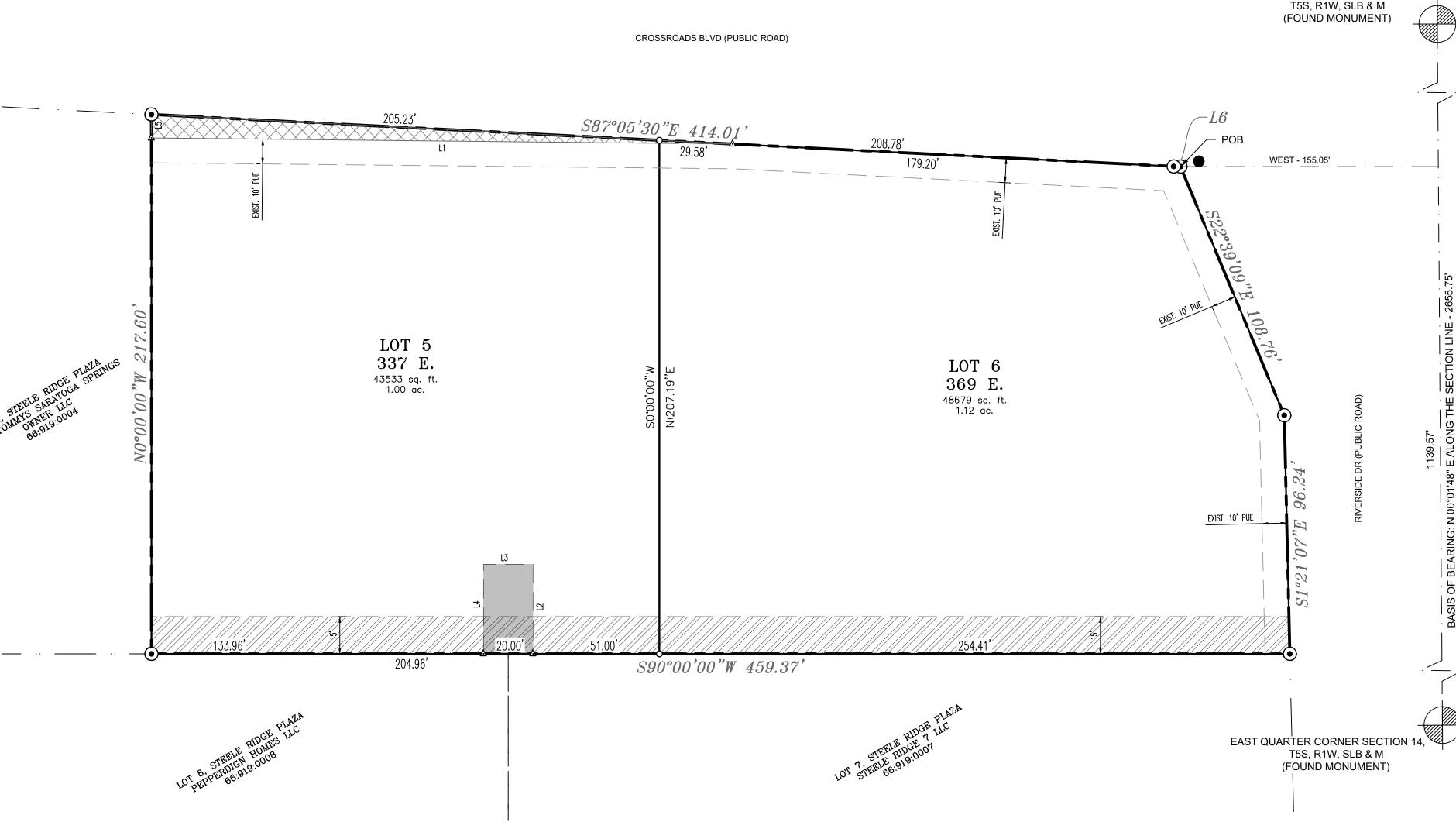
1.73' | S89°31'12"E

# STEELE RIDGE PLAZA AMENDED PLAT "B"

INCLUDING A VACATION OF LOTS 5 & 6, STEELE RIDGE PLAZA SUBDIVISION LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN



NORTHEAST CORNER SECTION 14,



BY SIGNING THIS PLAT. THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE :(A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

OWNER/DEVELOPER: PEPPERDIGN HOMES, LLC PO BOX 1544 RIVERTON, UTAH 84065

# SURVEYOR:

DUDLEY AND ASSOCIATES ENGINEERS, PLANNERS, SURVEYORS 353 EAST 1200 SOUTH, OREM, UTAH (801)224-1252

## **ENGINEER:**



578 East 770 North, Orem UT 84097

ROCKY MOUNTAIN POWER

PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

PURSUANT TO UTAH CODE ANN. 10-9a601 et seg> ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION.ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER 2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY

THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR 2.4. ANY OTHER PROVISION OF LAW

APPROVED THIS \_\_ DAY OF \_\_\_\_ 20\_\_\_

ROCKY MOUNTAIN POWER

# DOMINION ENERGY QUESTAR

CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS

DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532. ADDDOVED THE

20
BY
TITLE DOMINION ENERGY QUESTAR CORP.

1 FINAL -PLAT DEVELOPMENTS, PLAT MUST BE APPROVAL WITHIN RECORDED WAF3 24 MONTHS GRANTED WITHIN OF 24 ON THE MONTHS RECORDATION \_\_\_\_ OF OF FINAL DAY MOST OF PLAT RECENT \_\_\_ APPROVAL, PHAF3E. 20\_. OR THE FOR FIRST PHAF3ED

2-PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AF3 DETERMINED BY THE CITY BUILDING OFFICIAL. STING STUDIES

AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES PAID.

**CENTURY LINK** 

**COMCAST CABLE TELEVISION** 

APPROVED THIS \_\_\_\_\_ DAY OF\_

APPROVED THIS \_\_\_\_\_DAY OF\_\_\_

COMCAST CABLE TELEVISION

A.D. 20\_\_\_

A.D. 20\_\_\_

CENTURY LINK

3-THIS CONDITIONS PLAT OF MAY BE DEVELOPING, SUBJECT TO BUILDING, A AND DEVELOPMENT USING PROPERTY AGREEMENT WITHIN

THAT THIS SPECIFIES PLAT. THE SEE CITY RECORDER 4-BUILDING FOR PERMITS DETAILS. WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS

5-REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, WITHIN THE FIRST 10 FEET.

6- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.

7- AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THE PLAT ARE SUBJECT TO 10- LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BY LAWS, ARTICLES THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR EASEMENTS FOR THE CITY OF SARATOGA SPRINGS. LIABLE FOR THESE USES AND IMPACTS AND WILL NO T RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR 12- COMMON AREAS ARE CONVEYED TO THE HOA

8- DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES

LAND USE AUTHORITY

FIRE CHIEF

THIS\_\_\_\_\_ DAY OF \_\_\_\_\_\_, A.D. 20 \_\_\_\_

LAND USE AUTHORITY

CITY FIRE CHIEF

PLANNING DIRECTOR

THIS\_\_\_\_\_ DAY OF\_\_\_\_\_\_, A.D. 20\_\_\_\_

APPROVED BY THE CITY ENGINEER ON

THIS\_\_\_\_ DAY OF\_\_\_\_\_, A.D. 20\_\_\_

CITY ENGINEER

PLANNING DIRECTOR

CITY ENGINEER

9- ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH

OF INCORPORATION AND CC&R'S

11- COMMON AREAS AND LIMITED COMMON ARES ARE BLANKET UTILITY

SARATOGA SPRINGS PUBLIC WORKS DIRECTOR

13- NO ACCESS TO CROSSROADS BLVD ALLOWED FOR LOTS 5-6

### APPROVED BY SARATOGA SPRINGS PUBLIC WORKS DIRECTOR ON THIS\_\_\_\_DAY OF\_\_\_\_\_, A.D. 20

PUBLIC WORKS DIRECTOR

SARATOGA SPRINGS ATTORNEY APPROVED BY THE PLANNING DIRECTOR ON APPROVED BY THE LAND USE AUTHORITY ON APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS\_\_\_\_\_ DAY OF\_\_\_\_\_\_, A.D. 20\_\_\_\_

> SARATOGA SPRINGS ATTORNEY SARATOGA SPRINGS POST OFFICE APPROVED BY THE FIRE CHIEF ON THIS APPROVED BY POST OFFICE REPRESENTATIVE ON THIS\_\_\_\_DAY OF\_\_\_\_\_, A.D. 20\_\_\_ \_\_\_\_ DAY OF\_\_\_\_\_, A.D. 20\_\_\_

> > LEHI CITY POST OFFICE REPRESENTATIVE

#### SURVEYOR'S CERTIFICATE

ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 147089 IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE.I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS. I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW. HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8a-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

#### BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 14. TOWNSHIP 5 SOUTH. RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT LOCATED 1139.57 FEET NORTH 00°01'48" EAST ALONG THE SECTION LINE AND 155.05 FEET WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 14, SAID POINT IS ALSO THE NORTHEAST CORNER OF STEELE RIDGE PLAZA SUBDIVISION ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, AND RUNNING THENCE ALONG SAID STEELE RIDGE PLAZA SUBDIVISION THE FOLLOWING TWO COURSES: 1) S 22°39'09" E FOR A DISTANCE OF 108.76 FEET, 2) S 01°21'07" E FOR A DISTANCE OF 96.24 FEET TO THE NORTHEAST CORNER OF LOT 7, OF SAID STEELE RIDGE PLAZA SUBDIVISION, THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 7 AND ALONG THE NORTHERLY BOUNDARY OF LOT 8 OF SAID STEELE RIDGE PLAZA SUBDIVISION S 90'00'00" W A DISTANCE OF 459.37 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF SAID STEELE RIDGE PLAZA SUBDIVISION, THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 4 N 00°00'00" W FOR A DISTANCE OF 217.60 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID STEELE RIDGE PLAZA SUBDIVISION, THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING TWO COURSES: 1) S 87'05'30" E FOR A DISTANCE OF 414.01 FEET, 2) S 89'31'12" E FOR A DISTANCE OF 1.73 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 2.12 ACRES (92,347 SQ. FT.)

NOTE: THE BASIS OF BEARING IS NORTH 00°01'48" EAST ALONG THE SECTION LINE IN BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 14.

ΓE:	ROGER D.	DUDLE.
	(SFF SFAI	BEL OV

#### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, STREETS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

#### STEELE RIDGE PLAZA AMENDED PLAT "B"

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF TEH PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHWON ON THIS PAT AS INTENED FOR PUBLIC OR CITY USE. THEOWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET, EASEMENT, OR RIGHT-OF-WAY THAT WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, BEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS

PEPPERDIGN HOMES, LLC BY:
ITS MANAGING MEMBER

## CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF UTAH } S.S.

ON THIS \_\_ DAY OF \_\_\_\_, 20\_\_, PERSONALLY APPEARED BEFORE ME WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATURE: \_\_\_\_\_\_

PRINT NAME AS COMMISSIONED: \_\_\_\_\_\_ COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES:\_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED IN UTAH.

## ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREET, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PERPETUAL USE OF THE

HIS	DAY	OF	,	A.D.	20

APPROVED BY MAYOR

ATTEST CITY RECORDER

# PLAT "B" STEELE RIDGE PLAZA AMENDED

INCLUDING A VACATION OF LOTS 5 & 6, STEELE RIDGE PLAZA SUBDIVISION SITUATE IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

	SARATOGA SPRINGS	UTAH COUNTY, UTAH
SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK - RECORDER SEAL